018.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,024,100	/	1,024,100
USE VALUE:	1,024,100	/	1,024,100
ASSESSED:	1,024,100	/	1,024,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TASSONE SALVATORE
Owner 2:	TASSONE DEBORAH HECK
Owner 3:	
Street 1:	39 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRYNKIEWICZ MARY C -
Owner 2:	-
Street 1:	39 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Asbestos Exterior and 2846 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6278.000	507,000		517,100	1,024,100
Total Card	0.144	507,000		517,100	1,024,100
Total Parcel	0.144	507,000		517,100	1,024,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.81 /Parcel: 359.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12676

GIS Ref

GIS Ref

Insp Date 06/10/13

!1515!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	507,000	0	6,278.	517,100	1,024,100		Year end	12/23/2021
2021	101	FV	493,100	0	6,278.	517,100	1,010,200		Year End Roll	12/10/2020
2020	101	FV	493,500	0	6,278.	517,100	1,010,600	1,010,600	Year End Roll	12/18/2019
2019	101	FV	353,300	0	6,278.	669,200	1,022,500	1,022,500	Year End Roll	1/3/2019
2018	101	FV	353,300	0	6,278.	425,800	779,100	779,100	Year End Roll	12/20/2017
2017	101	FV	353,300	0	6,278.	389,300	742,600	742,600	Year End Roll	1/3/2017
2016	101	FV	353,300	0	6,278.	316,300	669,600	669,600	Year End	1/4/2016
2015	101	FV	334,200	0	6,278.	316,300	650,500	650,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:06:25

LAST REV

Date	Time
06/27/13	07:30:50
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1515

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRYNKIEWICZ MAR	1400-142		6/14/2011	Change>Sale	535,000	No	No		
	802-200		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	12676
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2012	1343		16,145	C				
10/17/2012	1330	Manual	10,000	C				
9/27/2012	1236	Manual	2,500	C				
8/31/2011	1033	Addition	100,000					EXTEND REAR 6 FT /
7/27/2011	761	New Wind	2,300					REPL 4 BMT WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2013	Measured	JBS	JOHN S
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/16/2013	Info Fm Prmt	EMK	Ellen K
7/2/2012	Meas/Inspect	JBS	JOHN S
6/8/2012	Meas/Inspect	JBS	JOHN S
5/1/2012	Info Fm Prmt	BR	B Rossignol
2/18/2009	Meas/Inspect	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6278		Sq. Ft.	Site		0	85.	0.97	2									517,087						517,100	

Total AC/HA:	0.14412	Total SF/SM:	6278	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	517,087	Spl Credit		Total:	517,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.09814334
Const Adj.:	0.94050002
Adj $ / SQ:	144.593
Other Features:	116248
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	531408
Depreciation:	24445
Depreciated Total:	506963

COMMENTS

NO ATTIC SINK IN BSMT. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

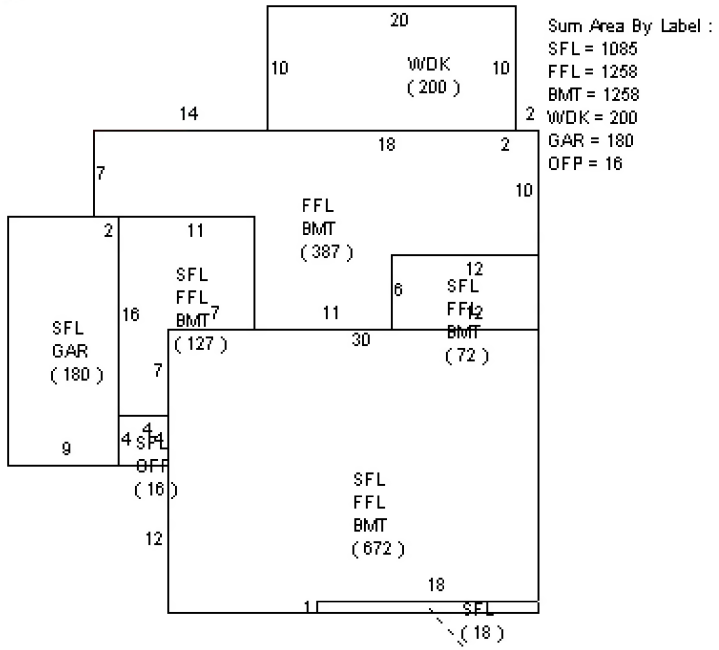
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.59
Special Features:	0	Val/Su Net:	126.85
Final Total:	507000	Val/Su SzAd	216.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,258	54.660	68,757
FFL	First Floor	1,258	144.590	181,897
SFL	Second Floor	1,085	144.590	156,883
WDK	Deck	200	10.350	2,069
GAR	Garage	180	27.170	4,891
OFP	Open Porch	16	41.380	662

Net Sketched Area:	3,997			Total:	415,159
Size Ad	2343	Gross Area	3997	FinArea	2846

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	